

1 **Section 2-1100 Joint Land Management Area-2 District: JLMA-2**

2 **2-1101 Purpose and Intent.** This district is established to accommodate and foster the
3 development of land within the joint land management areas (JLMAs) outside the
4 incorporated towns in Loudoun County to:

5 (A) Ensure development in the JLMA-2 district is consistent with the JLMA
6 serving as a gateway to the towns;

7 (B) Encourage an appropriate mix of residential and nonresidential land uses;

8 (C) Provide a variety of housing types and lot sizes;

9 (D) Where appropriate, achieve a pattern of development that generally
10 conforms to the established, traditional pattern of development in the
11 towns;

12 (E) Establish the type and scale of development desired for the entranceway of
13 the towns; and

14 (F) Implement jointly adopted area plans, where applicable.

15 **2-1102 Size and Location.** This district modifies and replaces the Countryside
16 Residential (CR-2) district within the JLMAs. It is the intent of the County
17 that the JLMA-2 boundaries not be extended beyond the existing JLMA
18 boundaries.

19 **2-1103 Use Regulations.** Table 2-1103 summarizes the principal use regulations of
20 the JLMA-2 district.

21 (A) **Organization of Use Table.** Table 2-1103 organizes the uses in the
22 JLMA-2 district Use Table by Use Classifications, Use Categories and
23 Use Types.

24 (1) **Use Classifications.** The Use Classifications are: residential uses;
25 agricultural uses; public and institutional uses; commercial uses;
26 and industrial uses. The Use Classifications provide a systematic
27 basis for assigning present and future land uses into broad general
28 classifications (e.g., residential uses and agricultural uses). The
29 Use Classifications then organize land uses and activities into
30 general “Use Categories” and specific “Use Types” based on
31 common functional, product, or physical characteristics, such as
32 the type and amount of activity, the type of customers or residents,
33 how goods or services are sold or delivered, and site conditions.

34 (2) **Use Categories.** The Use Categories describe the major sub-
35 groups of the Use Classifications, based on common characteristics
36 (e.g., the residential Use Classification is divided into two major

1 Use Categories: Household Living and Group Living). Principal
2 uses are identified in defining the Use Category. They are
3 principal uses that most closely share the common characteristics
4 that are key to the Use Category.

5 (3) **Use Types.** The Use Categories are then divided into specific Use
6 Types. The specific Use Types are included in the respective Use
7 Category. They identify the specific uses that are considered to
8 fall within characteristics identified in the Use Category. For
9 example, single family detached dwellings are a Use Type in the
10 Household Living Use Category.

11 (B) **Use Categories and Use Types Defined.** All the Use Categories and Use
12 Types listed in Table 2-1103 are defined in Article VIII (Definitions).

13 (C) **Permitted and Special Exception Uses.** A “P” in the column identified
14 “JLMA-2” indicates that a Use Category or specific Use Type is permitted
15 as a matter of right (as a permitted use) in the JLMA-2 district, subject to
16 compliance with all applicable standards and regulations in this Ordinance
17 and all other County ordinances. An “S” indicates that a Use Type is
18 allowed in the JLMA-2 district as a special exception in accordance with
19 the procedures and standards of Section 6-1300. In some instances, and
20 based on the Additional Regulations for Specific Uses (Section 5-600), a
21 Use Type will be permitted under certain conditions, or allowed as a
22 special exception under other conditions. These uses are identified as
23 “P/S”.

24 (D) **Reference to General Use Category.** References to “General Use
25 Category” under the Use Type column means all of the uses in the Use
26 Category are allowed. The Use Category is defined in Article VIII.
27 Where specific Use Types are listed in the Use Type column, only the
28 listed Use Types in the Use Category are allowed. The Use Types are
29 defined in Article VIII.

30 (E) **Additional Regulations for Specific Uses.** References to sections in the
31 final column of Table 2-1103 (Additional Regulations for Specific Uses)
32 indicate that the listed use is subject to use-specific regulations. The
33 numbers provide a cross-reference to the “Additional Regulations for
34 Specific Uses” in Section 5-600.

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Model home	P	Section 5-500(A)
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services directly related to on-going agriculture,	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627

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USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
horticulture and animal husbandry activity, on-site	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627

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USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609
	Child or adult day care center	S	Section 5-609
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Park and Open Space	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638

**TABLE 2-1103
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P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Sewage and Water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Food and Beverage	Restaurant	S	Section 5-643
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
Retail Sales and Service	Artist studio	S	

TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast homestay	P/S	Section 5-601
	Bed and breakfast inn	S	Section 5-601
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

1 **2-1104 Lot and Building Requirements.**

2 (F) **Minimum Lot Size.** Ten thousand (10,000) square feet.

3 (G) **Minimum Lot Width.** Fifty (50) feet.

4 (H) **Minimum Front Yard.** Fifteen (15) feet.

5 (I) **Minimum Rear Yard.** Twenty-five (25) feet.

6 (J) **Minimum Side Yard.** Eight (8) feet

7 (K) **Building Height.** Thirty-five (35) feet maximum.

8 **2-1105 General Development Requirements.** The following general development
9 requirements shall apply to all development in the JLMA-2 district.

10 (A) **Minimum Open Space.** Thirty (30) percent. Active recreational uses
11 may be located within the open space.

12 (B) **Maximum Gross Density.** The maximum gross residential density shall
13 be one (1) unit per twenty thousand (20,000) square feet, calculated based
14 on the overall parcel, excluding roads. Open space shall be preserved by

means of a permanent open space easement acceptable to the Board of Supervisors.

(C) **Utilities.**

(1) Both municipal water and municipal sewer facilities must be provided to every development site, if available as determined by the Town, except for Town-owned or County-owned and operated public uses that may use communal systems (except in areas near Purcellville, which are subject to the existing annexation agreement between the County of Loudoun and the Town of Purcellville). If municipal water or municipal sewer facilities are not available, development may be served by private well or septic system, respectively.

(2) All utility distribution lines shall be placed underground. Private wells, septic systems, and communal systems may be located within the open space ~~consistent with the standards of Section 6-2005.~~

(D) ~~**Conservation Design.** Development shall comply with the conservation design standards of this Ordinance (Section 6-2000). Uses and activities allowed in the open space areas as provided in Section 6-2000.~~

(E) **Neighborhood Development Standards.** To ensure new development in the JLMA-2 district reinforces existing development patterns in the adjacent towns to the maximum extent feasible, reduces the need for automobile trips, minimizes the need for additional road improvements, and encourages walking to employment, shopping, and public facilities, development in this district shall meet the following requirements:

(1) **Street System/Connectivity.**

(a) **Connections to Existing Streets.** Connections to the existing or planned street system shall be made to the maximum extent feasible. All development plans shall incorporate and continue all streets stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development.

~~(b)~~ **Provision for Future Connections to Adjoining Land.** All developable land shall provide for future public street connections to adjacent developable parcels by providing a local street connection at least every six hundred sixty (660) feet along each subdivision plat boundary that abuts potentially developable or re-developable land, except that such street connections are not required on steep slopes, MDOD sensitivity areas, ~~karst feature buffers within the~~

1 ~~LOD, or RSCOD protected corridors FOD pursuant to~~
2 ~~Sections 5-1508, 4-1600, 4-1900, and 4-15002000. For the~~
3 ~~purposes of this regulation, “developable land” should be~~
4 ~~defined to include any vacant land areas not including or~~
5 ~~constrained by primary conservation areas and rights of~~
6 ~~way or restricted easements.~~

7 (c) **Block Form and Size.** To the maximum extent feasible,
8 blocks within developments shall maintain a rectilinear
9 pattern except where deviation is necessitated by
10 topographic or environmental considerations. Blocks shall
11 measure not less than three hundred (300) nor more than
12 six hundred sixty (660) feet along each side, as measured
13 from the edge of the right-of-way, except where deviation
14 is necessitated by topographic or environmental
15 considerations, or where deviation is required to comply
16 with regulations concerning steep slopes, MDOD
17 sensitivity areas, FOD ~~or RSCOD protected corridors~~
18 ~~pursuant to Sections 5-1508, 4-1600 and 4-1500.4-2000, or~~
19 ~~conservation design standards.~~

20 (d) **Avoidance of Certain Street Types.** Cul-de-sacs and “P-
21 loop” streets shall be avoided except where necessitated by
22 topographic or environmental considerations.

23 (e) **Provision of “T” Intersections.** “T” intersections are
24 encouraged in locations where views of important civic,
25 public or open space areas can be highlighted.

26 (2) **Variation of Lot Sizes.**

27 (a) **General Rule.** In all new residential subdivisions
28 containing ten (10) or more lots, a mixture of lot sizes and
29 dimensions shall be provided in order to allow for a variety
30 of housing opportunities and avoid monotonous
31 streetscapes. For example, larger and wider lots are
32 encouraged on corners. Smaller lots are encouraged
33 adjacent to parks and open spaces. No more than 60 percent
34 of all lots shall be similar in total lot area. For purposes of
35 this subsection, “similar” lot areas shall be defined as
36 within 500 square feet of each other.

37 (b) **Exception.** Up to seventy (70) percent of the lots within
38 the subject subdivision may be similar if the Zoning
39 Administrator, pursuant to Section 6-401, makes a finding
40 that, notwithstanding deviation from the sixty (60) percent
41 standard stated above, lot sizes and dimensions are
42 sufficiently varied, for different housing types, to avoid
43 monotonous streetscapes.

- 1 (c) **Dispersion of Lot Sizes.** Similar lot sizes shall be distributed
2 throughout a subdivision rather than consolidated in one
3 area, unless the Zoning Administrator, pursuant to Section
4 6-401, makes a finding that the intent of this district and of
5 the Zoning Ordinance will be better served by a design that
6 tends to consolidate lots of similar sizes.

7 (3) **Sidewalks.**

- 8 (a) **Provision of Sidewalks and/or Trails.** Sidewalks and/or
9 trails shall be provided, at a minimum, along one side of all
10 streets to provide pedestrian access to the town or
11 neighborhood center, public buildings, schools, parks, and
12 other destinations, or greater if required by the Facilities
13 Standards Manual.

- 14 (b) **Sidewalk and/or trail Connections.** Connections to
15 existing or planned sidewalks and/or trails shall be made at
16 the property boundaries of the project by incorporating and
17 continuing all sidewalks and/or trails stubbed to or shown
18 as stubbed to the boundary of the development by
19 previously approved development plans/plats or existing
20 development. All development plans shall provide for
21 future sidewalk and/or trails connections to adjacent
22 developable parcels at planned or current local street
23 connections along each subdivision plat boundary.

24 (4) **Civic and Open Space.**

- 25 (a) **Variety of Spaces to Be Provided.** A variety of greens,
26 parks or natural open spaces shall be located throughout the
27 development, where appropriate ~~and as determined by~~
28 ~~conservation design~~, to provide community identity.

- 29 (b) **Access to Civic Spaces.** Direct and convenient pedestrian
30 and bicycle access shall be provided adjacent residential
31 land uses and to the civic and open space.

- 32 (c) **Configuration of Park Access.** Land dedicated for parks
33 shall be bordered on at least one side by public streets,
34 preferably local or collector streets.

35 (5) **Other Design Requirements.**

- 36 (a) **Street Trees.** Street trees planted pursuant to Section 5-
37 1300 shall be planted at a density of no less than one
38 canopy shade tree per 25 feet on average, and shall be
39 placed in arrangements consistent with the existing
40 landscape of the vicinity.
41

1 (b) **Garages.** Garages shall be set back at least four (4) feet
2 behind the plane of the front door of the principal building.
3 Garages shall have vehicular access only from the side or
4 rear of the lot.

5
6 (c) **On-Street Parking.** Parallel parking may be provided on
7 streets in front of residential lots, except for lots fronting on
8 collector or arterial roads.

9 (F) **Compatibility Standards.**

10 (1) A minimum buffer width of 25 feet with a Type 2 buffer yard shall
11 be provided between existing agricultural uses and residential
12 development sites.

13 (2) On non-residential development sites:

14 (a) Areas for loading, delivery, and waste collection
15 receptacles shall be sited so as to reduce the impact on
16 surrounding properties to the maximum extent feasible,
17 with highest priority given to reducing the impact on
18 residential properties.

19 (b) Outdoor lighting shall be directed towards the interior of
20 the development site and shall be shielded to prevent all
21 direct illumination of other properties.

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23